

Chairperson John R. Clark  
Vice-Chairperson Michael Parks  
Parliamentarian Don Maxwell



Commissioners  
Michael Beckendorf  
John Bond  
Helen Chavarria  
Ralph Davila  
Robert Horton  
G.H. Jones

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, AUGUST 7, 2008  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**4. CONSENT AGENDA.**

**A. Approval of meeting minutes from the workshop and regular meetings on July 17, 2008.**

**B. Alley Closing AC08-02: Herb Currie**

**R. Haynes**

*A request to permanently close a 10-foot wide and 106-foot long section of alley right-of-way located at 700 East 32<sup>nd</sup> Street adjacent to Lots 18, 19 and 20 in Block 22 of Cavitt's Bryan Heights Subdivision of the Phillips Addition in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF EXCEPTION & VARIANCE RELATED TO THE SAME PROPERTY IN THE HYDE PARK SUBDIVISION – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**5. Planning Exception PE08-04: Doug Symank and John Gale**

**R. Haynes**

*A request for approval of an exception from the requirement to install a sidewalk in conjunction with a proposed residential replat on property located at 4300 Boyett Street, being Lot 11 in Block 2 of Hyde Park Addition in Bryan Brazos County, Texas.*

6. **Planning Variance PV08-26: Doug Symank and John Gale** **R. Haynes**  
*A request to allow a variance of 19 inches to the 100 foot lot depth requirement generally required of lots within a Multiple-Family District (MF) zoning district on property located at 4300 Boyett Street, being Lot 11 in Block 2 of Hyde Park Addition in Bryan Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

7. **Planning Variance PV08-23: Luis Ramos** **R. Haynes**  
*A request for approval of an 8-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts of Bryan, to legitimize previous construction of a porch addition that extends within 17 feet from the front property line of property located at 4201 Marsh Street, specifically occupying Lot 12 in Block 23 of the Margaret Wallace Subdivision in Bryan, Brazos County, Texas.*

8. **Planning Variance PV08-25: James Cash Gooden, Jr.** **R. Haynes**  
*A request for approval of a complete variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts of Bryan, to legitimize previous installation of a carport that extends all the way to the front property line on property located at 1020 Bittle Street, specifically occupying Lot 22 in Block 3 of the West Park Subdivision in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMIT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

9. **Conditional Use Permit CU08-05: Juan Salazar** **R. Haynes**  
*A request for approval of a Conditional Use Permit to allow an accessory dwelling on property in a Residential District – 5000 (RD-5) zoning district, specifically on property located at 108 South Reed Avenue, specifically occupying parts of Lots 3, 4 and 5 in Block 237 of Bryan Original Townsite in Bryan, Brazos County, Texas.*

10. **Conditional Use Permit CU08-08: Plainsman Condominium Association** **R. Haynes**  
*A request for approval of a Conditional Use Permit to allow condominiums on property in a Retail (C-2) zoning district, specifically on property located at 3810 Plainsman Lane, being Lots 1 thru 4 in Block 4 of Enchanted Meadows Subdivision – 1<sup>st</sup> Installment, East Section in Bryan, Brazos County, Texas.*

## 11. ADJOURN

***The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, August 21, 2008 at 6:00 p.m.***

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.